

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: MODIFICATION OF URBAN RENEWAL PLAN OF THE  
NORTH HARVARD URBAN RENEWAL AREA  
PROJECT NO. MASS. R-54

WHEREAS, the Urban Renewal Plan for the North Harvard Urban Renewal Area, Project No. Mass. R-54, was adopted by the Boston Redevelopment Authority on September 26, 1962, and approved by the City Council of the City of Boston on December 27, 1962; and

WHEREAS, Section VI of said Plan entitled "Procedures for Changes in Approved Plan" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority provided that, if the general requirements, controls or restrictions applicable to any part of the project area shall be modified after the lease or sale of such part, the modification must be consented to by the Redeveloper or Developers of such part or their successors and assigns, provided further that where the proposed modifications will substantially or materially alter or change the Plan, the modifications must be approved by the Boston City Council and the Division of Urban Renewal of the Mass. Department of Commerce and Development; and

WHEREAS, Section III B of said Urban Renewal Plan entitled: "Land Use Provisions and Building Requirements" designates "Residential" as the primary permitted use for the project area; and

WHEREAS, there has been submitted to the Authority a proposal for the residential redevelopment of the Project Area by the designated Redeveloper, a proposal which the Authority considers desirable and in the best interests of the community; and

WHEREAS, while said proposal is satisfactory to the Authority and the FHA, it is not in conformity with all aspects of the land use provisions and building requirements of said Urban Renewal Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section III B: Land Use Provisions and Building Requirements of said Urban Renewal Plan is hereby modified in part by the addition thereto of the following:
  - a. Permitted Use
  - (4) Appurtenant commercial and community facilities.
2. That Section III B: Land Use Provisions and Building Requirements of said Urban Renewal Plan is modified in part by the substitution therefor of the following:

**(3) Setback**

Structure(s) other than parking garages not over ten feet (10') in height shall be set back not less than forty feet (40') from the northerly right of way line of Western Avenue and twenty feet (20') from the easterly right of way line of North Harvard Street. Parking structures not over ten feet in height shall require no set back from the right of way line of Western Avenue.

**(4) Parking**

On-site car parking spaces shall be provided for residents in the ratio of not less than .7 parking spaces for every dwelling unit. Parking areas shall be screened from living areas by planting, fences, changes in grade or other appropriate methods.

**(6) Open Space**

Open Space areas may include the roof of parking structures provided that such area is not used for parking and is landscaped. Insofar as possible, private, open space shall be provided for every dwelling unit. This may be either in the form of private balconies or screened yard areas.

All open area not occupied by structures or other improvements shall be planted with grass, shrubs, or trees.

3. That these proposed modifications are found to be minor modifications which do not substantially or materially alter or change the Plan.

4. That all other provisions of said Plan not inconsistent herewith be and are continued in full force and effect.

5. That this Resolution shall be effective immediately upon the concurrence therein of the U. S. Department of Housing and Urban Development.

120.4

MEMORANDUM

JULY 31, 1969

TO: Boston Redevelopment Authority

FROM: Hale Champion, Director

SUBJECT: NORTH HARVARD URBAN RENEWAL AREA R-54  
MINOR MODIFICATION OF URBAN RENEWAL PLAN  
DISPOSITION PARCEL R-1

SUMMARY: This memorandum requests that the Authority modify the North Harvard Urban Renewal Plan by amending Section III B: "Land Use Provisions and Building Requirements".

The North Harvard Urban Renewal Plan designates in Section III B thereof, entitled "Land Use Provisions and Building Requirements" Parcel R-1 for residential use. Section VI of said Plan provides that minor modifications may be made at any time by the Boston Redevelopment Authority.

Implementation of the Final Working Drawings and Specifications submitted by the designated redeveloper will require minimum changes in the permitted use, minimum setback, minimum parking ratio, and open space requirements. These proposed changes will not substantially change or alter the approved Urban Renewal Plan.

It is recommended that the Authority adopt the attached resolution modifying the Urban Renewal Plan for the North Harvard Urban Renewal Area amending Section III B thereof "Land Use Provisions and Building Requirements.

An appropriate resolution is attached.

Attachment